



**Hawthorns**

**SOUTH DOWNS VIEW**

Rowlands Castle



**BRIARSGATE**  
HOMES





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## Ground Floor

Kitchen	5491 x 2727	18' x 8'11"
Dining/Family	8767 x 4121	28'9" x 13'6"
Living	5662 x 5050	18'7" x 16'7"
Study	3304 x 2693	10'10" x 8'10"



## First Floor

Bedroom One	5050 x 3816	16'7" x 12'6"
Bedroom Two	4224 x 3503	13'10" x 11'6"
Bedroom Three	4964 x 3225	16'3" x 10'7"
Bedroom Four	4225 x 3225	13'10" x 10'7"



# A superior specification

## Kitchens & Utility

- Laura Ashley Designer kitchens featuring painted timber doors and inlay units
- Single oven, single oven microwave, warmer drawer, wide five-burner induction hob and feature extractor hood
- Integrated full height fridge and integrated full height freezer
- Wine cooler to island
- Silestone/granite worktops with matching splashbacks
- Utility units and worktops to match kitchen, space for washing machine and tumble dryer

## Bathrooms & En-suites

- Roca Laufen sanitaryware
- Wall hung rimless pans with soft close seats and concealed cisterns
- Wet room showers with valve, head soaker and handheld heads
- Feature vanity unit and integrated basin to WCs, bathrooms and en-suites
- Porcelanosa full height tiling to bathrooms and en-suites

## Heating & Insulation

- Daikin monobloc air source heat pump, zoned underfloor heating to the ground floor
- Low temperature radiators to the first floor, all thermostatically controlled
- Predicted Energy Assessment "B" (TBC)

## Lighting & Electrical

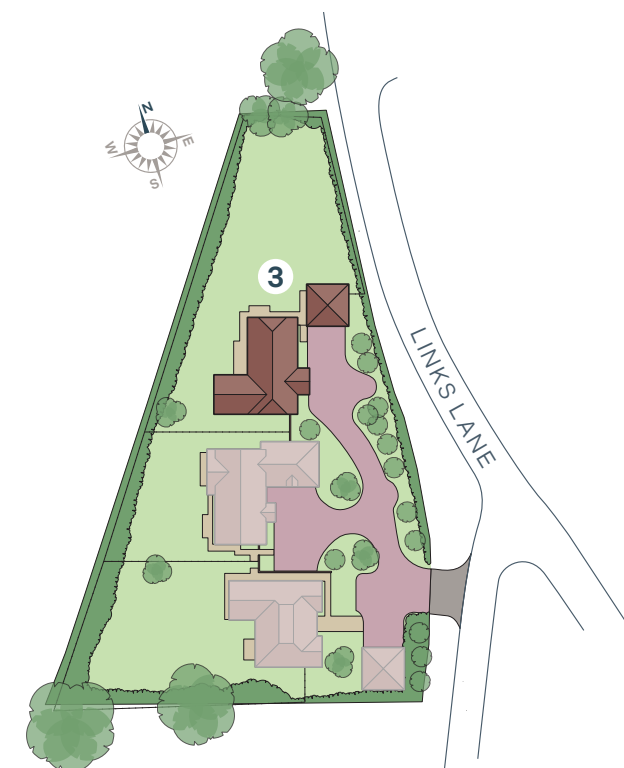
- LED downlights to hallways, kitchens, bathrooms and en-suites
- External lights to front and rear
- Electric car charging points
- CAT 5 cabling to lounge and master bedroom]

## Internals

- Oak veneered cottage-style doors
- Feature open string staircases with feature oak treads and handrails
- Porcelanosa floor tiles to entrance, kitchen/diner, cloakroom, bathroom and en-suites
- Full height wall tiles to bathrooms and en-suites
- Walk in/through wardrobes (fitted wardrobes units by customer) to master bedroom

## Externals

- Low U value, pre-coloured hardwood timber, flush casement double glazed windows
- Cedar retractable doors
- Clay plain tiled roofs with matching bonnet hip feature tiles
- Feature stock bricks with plinth and features
- Bi-fold doors to lounge and kitchen diner
- French doors and balcony to master bedroom
- Coloured larch cladding
- Outside tap
- Fencing around the boundary



[briarsgatehomes.co.uk](https://briarsgatehomes.co.uk)

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## South Downs View, Links Lane, Rowlands Castle PO9 6AF

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